

UNOFFICIAL COPY

Doc#: 2106839153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 09:21 AM Pg: 1 of 6

Dec ID 20210201645076
ST/CO Stamp 1-722-784-784
City Stamp 1-771-215-888

Prepared By:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to Tom Nick Panas, 111 South Morgan Street, #516, Chicago, IL 60607

Return to: WLTIC-Realty Data Company, 55 South Main Street, Naperville, IL 60540

Permanent Real Estate Index Number: 17-17-212-016-1229 & 17-17-212-016-1066

15-20-522080

QUITCLAIM DEED

TOM PANAS also known as TOM NICK PANAS, a single person, and MINA PANAS, a single person, whose mailing address is 111 South Morgan Street, #516, Chicago, IL 60607 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto TOM NICK PANAS, a single person, in fee simple, whose address is 111 South Morgan Street, #516, Chicago, IL 60607, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

Unit 516 and PU162 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of storage locker number S101, a limited common element, as depicted in the Condominium Declaration recorded as Document Number 0030258832.

Being the same property conveyed to Tom Panas, a single person, and Mina Panas, a single person, by Warranty Deed recorded in Document No. 1006122032, in the Office of the County Recorder of Cook County, Illinois.

Property Address: 111 South Morgan Street, #516, Chicago, IL 60607

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This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 25th day of September, 2020

Tom Nick Panas (Seal)
TOM PANAS also known as
TOM NICK PANAS

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, TOM PANAS also known as TOM NICK PANAS, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 25, 2020

Cara Lonie

Notary Public
My Commission expires: 07/08/2024



Property of Cook County Notary's Office

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Mina Panas (Seal)
MINA PANAS

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MINA PANAS, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 25, 2020.

Cara Lonie
Notary Public

My Commission expires: 07/08/2024



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 09/25/2020

Signature of Grantor: Tom Nick Panas
TOM PANAS also known as TOM NICK PANAS

Signature of Grantor: Mina Panas
MINA PANAS

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 20-Feb-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

20-Feb-2021

COOK COUNTY TRANSFER TAX

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 16, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 16, day of FEBRUARY, 2021
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 16, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 16, day of FEBRUARY, 2021
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)